



COLONIAL HOMES

Designed by
THE ARCHITECTS'
SMALL HOUSE SERVICE BUREAU

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To Those in Quest of the Home Colonial

TO YOU, who visualize your home ideal in the simple beauty and dignity of the Colonial, this book will prove of particular interest and genuine worth. The true Colonial home, which has maintained its delightful identity for over 200 years, permits no deviation from the period it represents. It must be architecturally correct throughout, or it ceases to be Colonial. It becomes merely an imitation.

One of the pronounced characteristics of Colonial architecture was the prevailing sentiment of refinement, not only in mass but in harmony and proportion of detail. It was notable for absence of the ostentatious and the vagaries of individual conception. It was a distinct style, possessing common elements of identification.

This sense of a definite style achieved by the early builders of the Colonial was widely recognized by the beginning of the 18th century and although it varied according to the climatic conditions of the country, it remained fundamentally consistent. The New England Colonial, the Georgian Colonial, the Southern Colonial are basically alike, differing primarily in their adaption to environment. The grace of line of the Colonial permits it to adjust itself most admirably to different topographical aspects of the picturesque ruggedness of the North, as well as to the pastoral beauty of the South. Although basically alike, each style of Colonial has individual woodwork in harmony with it.

Every early Colonial joiner, cabinet maker, housewright and carpenter worked in the style of the time with a certain degree of freedom in their interpretations depending upon locality. All moulded work was cut by hand with planes formed to make the curved portions of this simple but classical architecture.

Colonial woodwork was truly "finished," as that word is accepted today. Inside, it was a lining built to harmonize with the plan of the whole. Outside, it deliberately contributed to the straightforward beauty of the exterior design.

In the woodwork of this period, the element of craftsmanship was most important. The work of intelligent men, proud of the manual skill passed on from father to son, and from master to apprentice, produced a consistent handling of well known forms that were eminently acceptable through passing generations and preserve their popularity even to this day.

Every detail of the Colonial Home must be architecturally correct or it ceases to be pleasing and becomes offensive. One cannot be too considerate in selection of his home design and all that comprises both its interior and exterior.



Design No. 6-G-3

Simple and Straightforward New England Colonial

HOME BUILDERS who appreciate and demand homes of correct architectural design are not carried away by series of adjectives—delightful, graceful, charming. To them a house must be of good design and decidedly practical. It must have a plan that can be lived with, with an exterior such that the whole cost will not get out of hand. They want the house to be fine appearing. Here is a house design, 6-G-3, that has these qualities. Study the plan carefully.

The living room is long and broad with many windows. The fireplace is recessed, does not occupy floor space. The porch is paved with stone. There is a vestibule and a coat closet where it should be, near the front door. The stairway, enclosed, is inexpensive to build.

The kitchen wing, convenient, deserves study. Observe the

rear entry where the ice box is kept, the sink between large windows, the sensible arrangement of stairway to the basement, the pass pantry separating kitchen from dining room. There is also an outside entry to the basement.

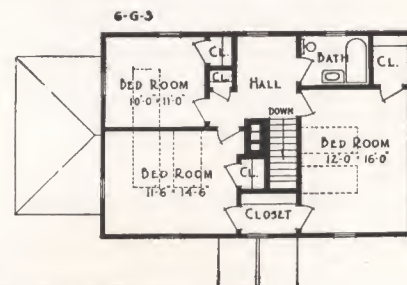
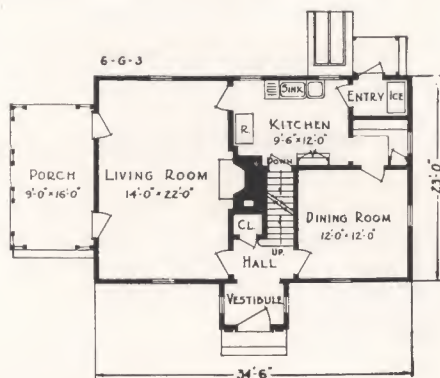
Three excellent bedrooms and bath complete the arrangement. There is abundant closet space.

Now for the exterior. It has the beauty of proportion and grace that comes from skill. No amount of fanciful and extravagant building has ever displaced Colonial architecture from its position of leadership in our home design.

CONSTRUCTION: Wood frame, exterior finish siding. Shingle roof, either wood or asbestos.

FACING: Designed to face south or east. Reversed drawings may be secured for other exposures.

LOT SIZE: Approximately 55 feet. With porch at back, 45 feet will be sufficient.





Design No. 6-G-2

A Charming Colonial Six-Room House

PEOPLE are beginning to weary of stage scenery houses. It seems that we can stand just about so much wild architecture and then we come back with a rush to the things which are substantial and sound and which have withstood the trials of generations. This design, 6-G-2, is such a house. The style is a rather free version of early seventeenth century Colonial, with the slightly projecting upper story characteristic of the time.

Practical double hung windows have displaced the case-ments of that earlier period, but the walls are covered with narrow clapboards and corner boards as many of the old

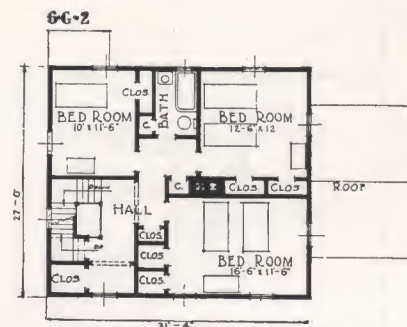
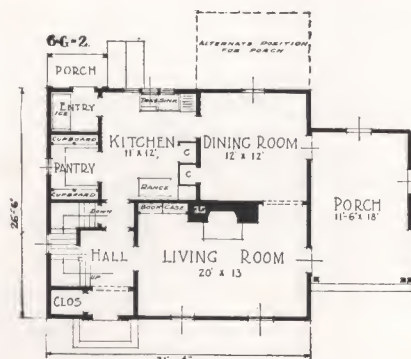
houses were. The molded drops under the projecting story were a characteristic detail of these houses.

This plan is an extremely complete one, generous as to the sizes of rooms and as to the equipment and accommodations offered. There is a completely enclosed stair hall, a living room with fireplace, built-in bookcases, and offering a vista through glazed doors to the porch which should make it an extremely impressive and pleasant room.

CONSTRUCTION: Wood frame, exterior finish siding or shingles, roof of shingles.

FACING: Designed to face south or west.

LOT SIZE: Approximately 40 feet if the porch is omitted or placed at the rear, 55 or 60 feet if built as shown.





Design No. 6-G-5

Dutch Colonial in a Modern Version

THE demand for a well designed, economically planned, six room Dutch Colonial house has resulted in the production of this design, 6-G-5. The prim and graceful exterior has much dignity. The partly enclosed porch is a new idea which is meeting with favor among home builders.

The floor plans show several noteworthy features. The well lighted living room with its three exposures has a recessed fireplace which takes nothing away from its width; the pantry may be a breakfast nook, if desired; the kitchen is conveniently arranged and has excellent ventilation.

The rooms of the second floor are unusually well arranged in their relation to each other, to the hall and to the bath. The gambrel roof gives more room and better ventilation.

The house would look best built of shingles or clapboards

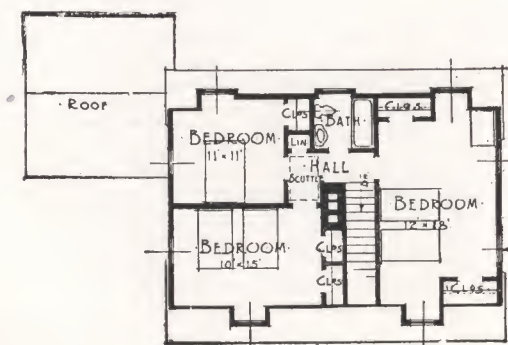
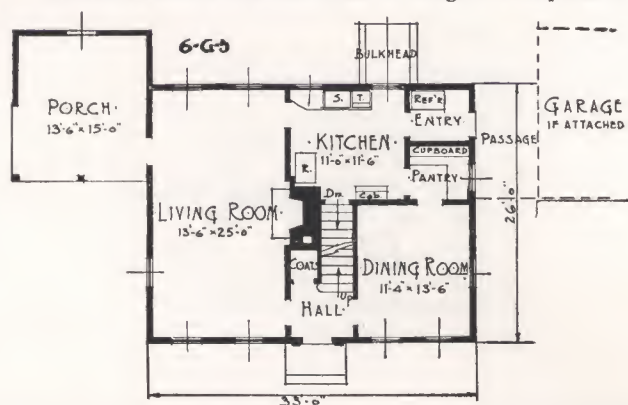
left in the natural color or painted white. The small paned windows with dark shutters give character to the house. The roof may be of variegated shingles or a solid dark color.

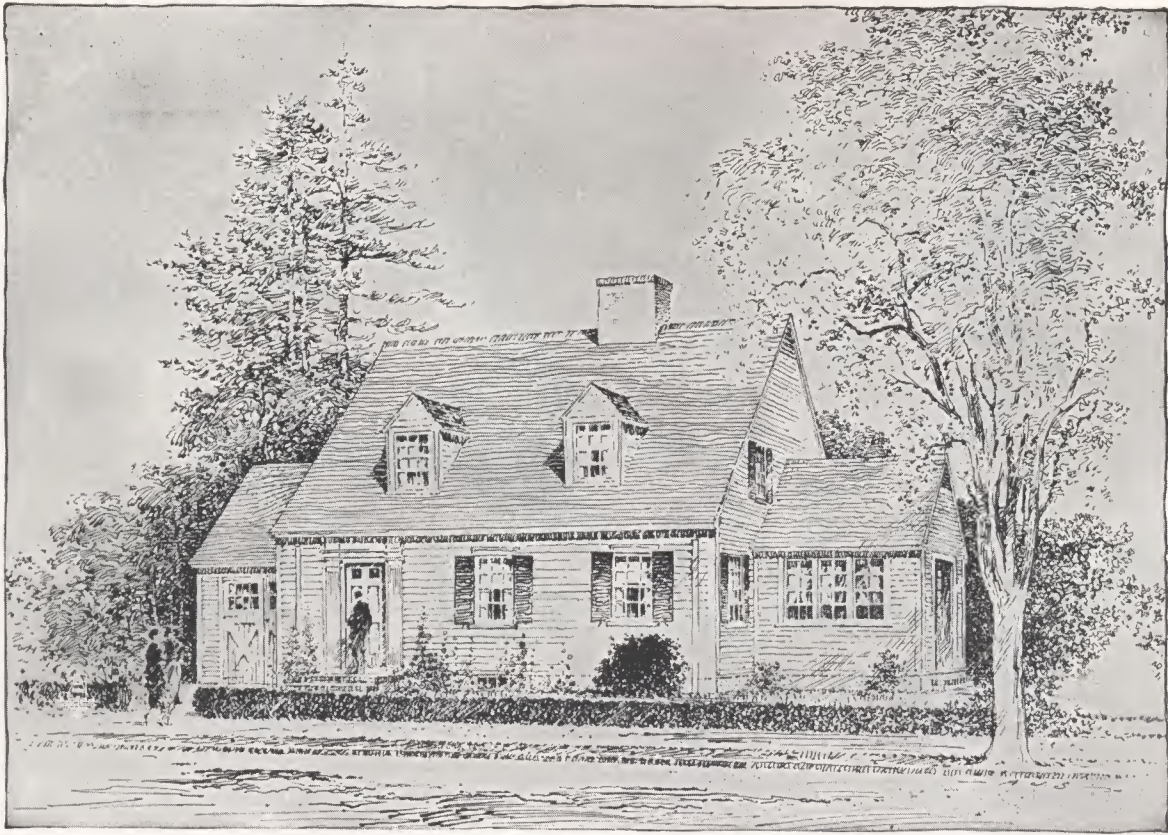
Here is a strictly modern small home with attached garage. This in itself is a clear-cut answer to the needs of the small home builder of today.

CONSTRUCTION: Wood frame, exterior finish clapboards or shingles. Roof of shingles.

FACING: South or west. May be reversed for other facings.

LOT SIZE: Approximately 60 feet with porch as shown. If the garage is added, additional frontage will be required. If the porch is omitted, a 40-foot lot will be the minimum.





Design No. 6-G-4

Sloping Roof, Small Dormers Make for Distinction

THERE need be no half-way measures in houses today, for it is possible to build even a small home both convenient in plan and architecturally correct in design. Here we have a good example, design 6-G-4.

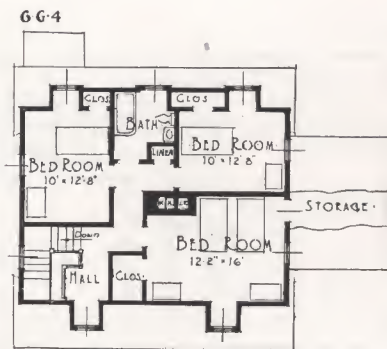
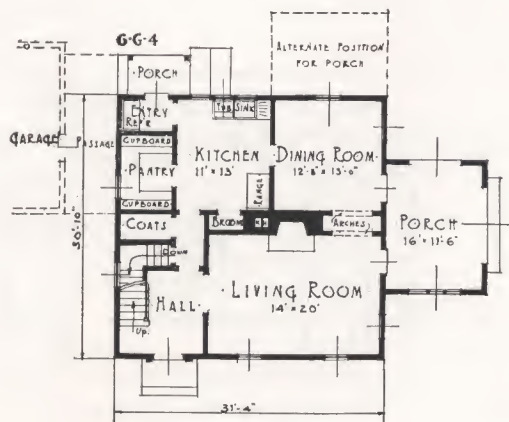
The exterior is of clapboards, shingles might be used. The partly enclosed porch, with pitched roof, adds interest to the composition. Opposite this is shown a garage, with connecting porch.

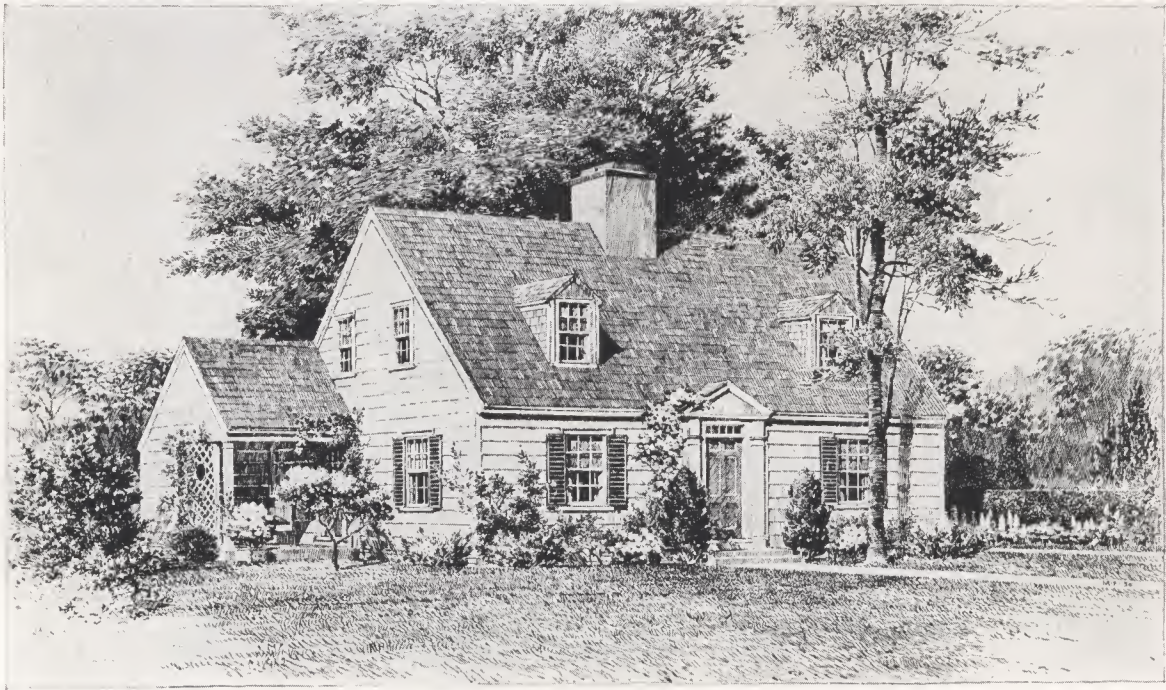
The rooms are all generous in size, even to the hall which is large enough to create a hospitable impression on entering. A large pantry is supplied.

CONSTRUCTION: Frame exterior finish siding or shingles. Shingled roof.

FACING: South or west.

SIZE OF LOT: Dependent on location of porch and addition of garage.





Design No. 6-G-9

Cape Cod Colonial

ALMOST everyone likes the simple, honest story-and-a-half house frequently referred to as the Cape Cod type. It affords worthwhile economies of construction, provides excellent accommodations, and attractive appearance.

The first floor plan is of a well-established type, having the entrance in the center, a large living room on one side and a dining room on the other. It is a type suited to a wide range of orientation, one reason, no doubt, for its great popularity. The dimensions of the dining room here are greater than in many small house plans, and there are no rooms too small for comfortable use.

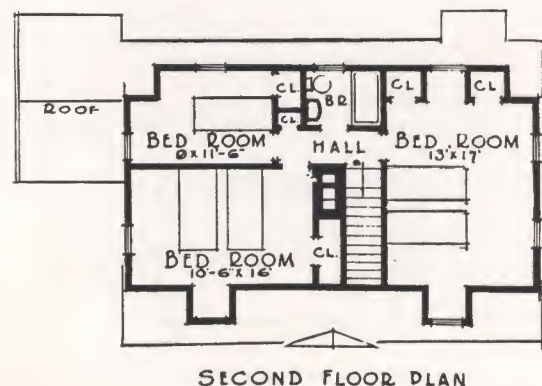
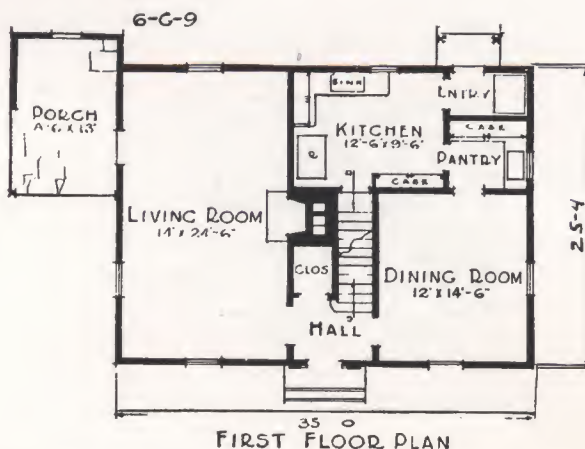
FEATURES OF THE EXTERIOR OF DESIGN 6-G-9 ARE:
Formal entrance feature; gable roof with close cornice; small
dormers; blinds; semi-enclosed porch lattice trimmed.

FEATURES OF THE INTERIOR ARE: Entrance hall with coat closet; enclosed central stairway; fireplace of Colonial design; pantry; two double bedrooms, one single room, complete bath, five closets including linen closet.

CONSTRUCTION: Wood frame, exterior finish wide siding or shingles, shingle roof.

FACING: Designed to face south or east.

SIZE OF LOT: Approximately 50 feet.





Design No. 6-F-6

A Picturesque Dutch Colonial

THE modern small houses that go by the name of Dutch Colonial are nearly always something else. They may be good architecture, but they are rarely Dutch architecture. Here is one that is truly Dutch. It does not make any difference what its name is if it is not beautiful architecture and does not have a good plan, but this design, 6-F-6, is an extremely beautiful one and has a plan which is not only commodious and convenient, but is unusual in its arrangement.

The location of the kitchen at the front and the inclusion of a first story bedroom will meet the requirement of many women. The downstairs bedroom carries its own recommendation. With the kitchen located as it is one has a view to the front of the house during the long hours when working there, and this makes

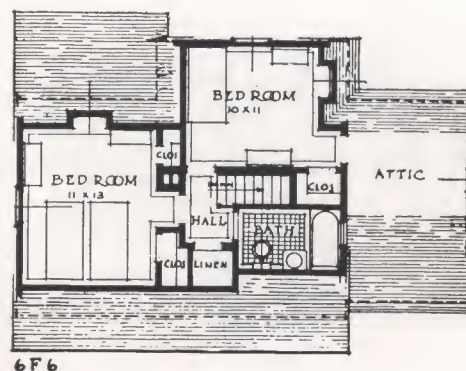
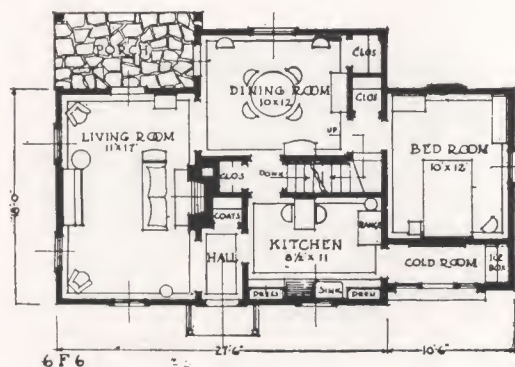
possible the setting of the dining room where there is a view of the garden. Both living and dining rooms open onto the porch.

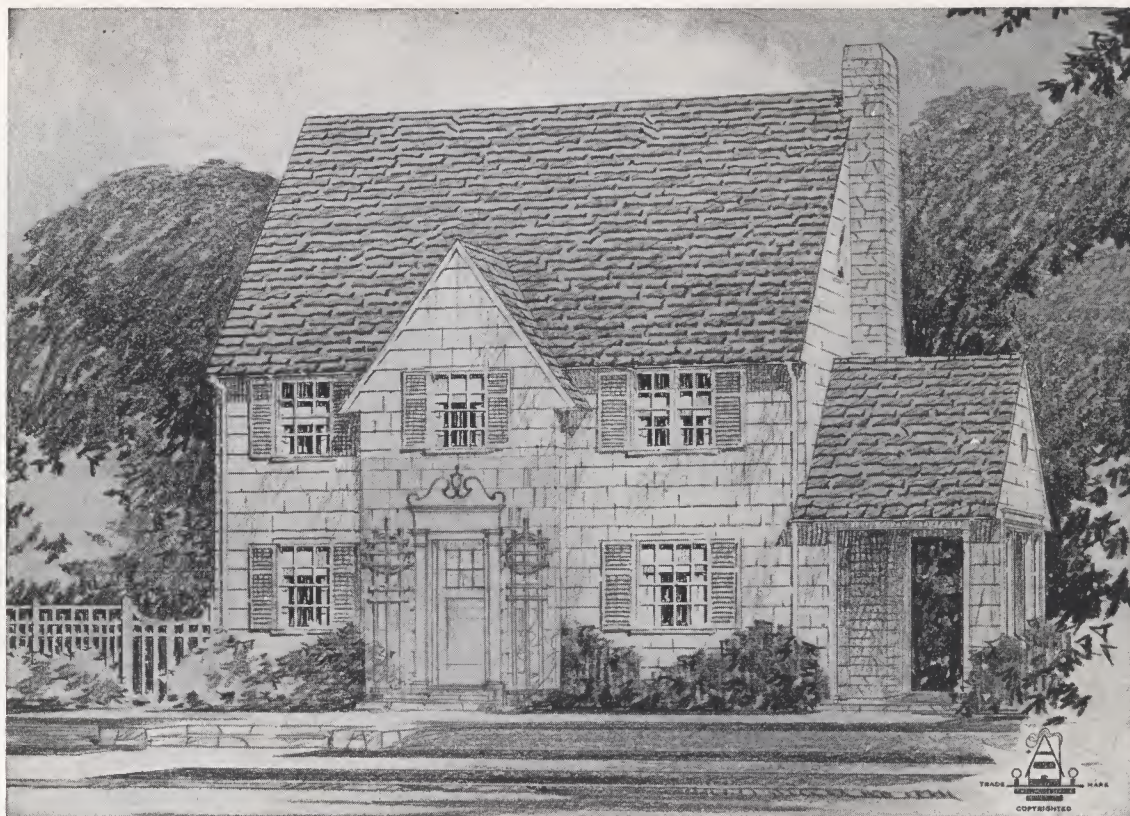
The exterior is planned to be finished of shingles, in keeping with the quality of the architecture. The front wall, like many of the old Dutch Colonial houses, is to be stuccoed.

CONSTRUCTION: Wood frame, exterior finish shingles and stucco. Roof of shingles.

FACING: East or south. May be reversed for other facings or to take advantage of peculiarities of site.

LOT SIZE: Approximately 50 feet. If the first story bedroom is omitted, the house can be accommodated on a 40-foot frontage.





Design No. 6-D-25

Providing Maximum Accommodations

FEATURES of the exterior of this design are: Shingled walls; steeply pitched roof; gabled entrance feature with formal entrance flush with walls of house; open porch or sun room; small paned double hung windows; shutters; outside chimney.

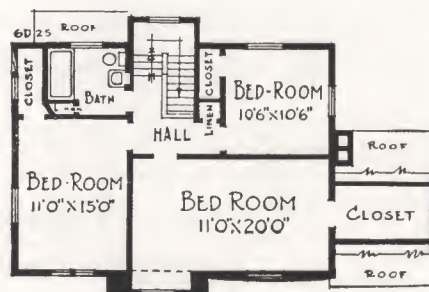
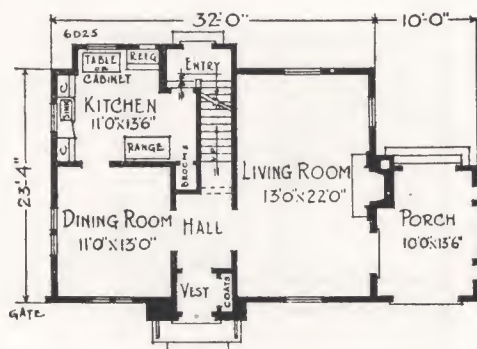
Features of the interior are: Vestibule with coat closet; plaster arches between hall and living room and hall and dining room; Colonial fireplace; double French doors opening on porch; convenient built-in equipment in kitchen; grade entry to basement at rear; three bedrooms, complete bath, five closets on second floor; disappearing stairway to attic may be provided in ceiling of hall.

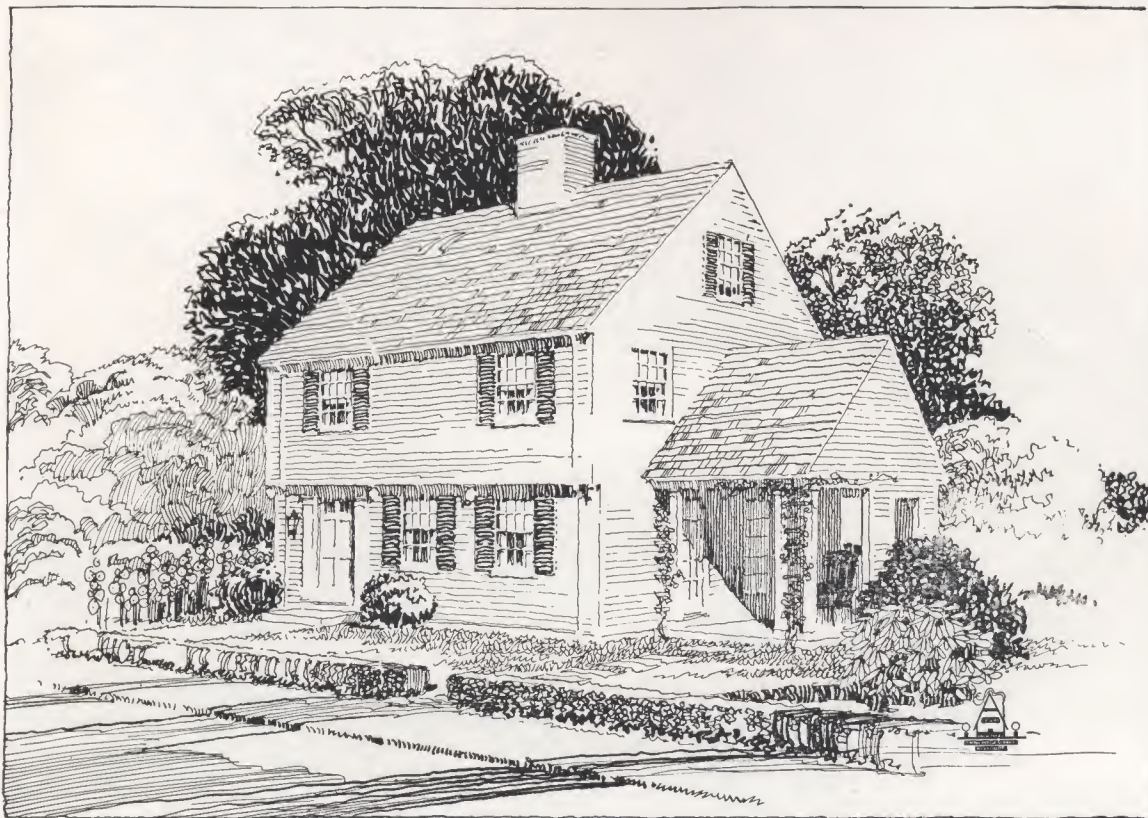
The plan of this house is a variation of the square type that combines economy and livability to a degree found in no other. Its outstanding characteristics are a rectangular shape, a central stairway, and a living room across one end. The first is less expensive because easier to build and to roof. The second, the central stairway, turning back on itself, is easily accessible to rooms on both floors and permits a maximum amount of bedroom space. The position of the living room permits exposure on three sides.

CONSTRUCTION: Wood frame, exterior finish shingles.

FACING: North or west. May be reversed for other facings.

LOT SIZE: Approximately 50 feet—40 feet without porch.





Design No. 6-G-7

Cozy, Practical With Overhanging Second Story

THIS design, 6-G-7, has a second story that is larger than the first story. It is not an important difference, but it has an important bearing on the appearance of the house, and an extremely fine one. Houses like this, with the overhanging second story ornamented with wooden drops, were rather common in the early period of our national existence. From the point of view of their inherent beauty, they are far too uncommon today.

There is nothing extravagant about it. It is in no way related to the mongrel architecture that has had so strong a way with many of our home builders. At the same time, it is robust, romantic in the best sense.

The plan is a proven type which a home builder may accept knowing that thousands of homes have been built in accordance with this scheme of rooms and with utmost satisfaction.

The architects have not missed the opportunity to make the best use of the space and to provide the facilities that are necessary for modern home making. The living room is of good size. It can be made larger by omitting the wall between hall and living room.

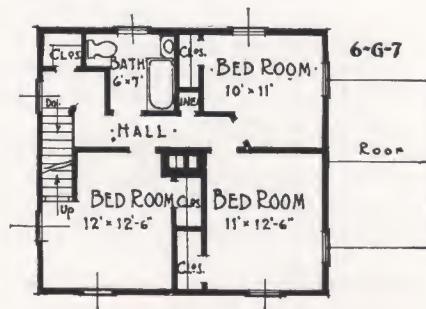
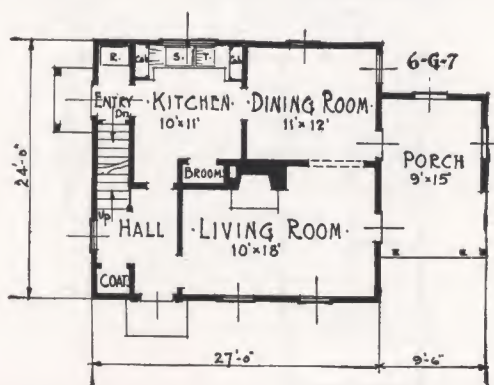
There is a sheltered porch reached through glazed doors from the living room and dining room, half open and half enclosed. The pitched roof over this pleasant area recalls the lines of the main roof of the house and thus takes its proper place as part of the composition of the house.

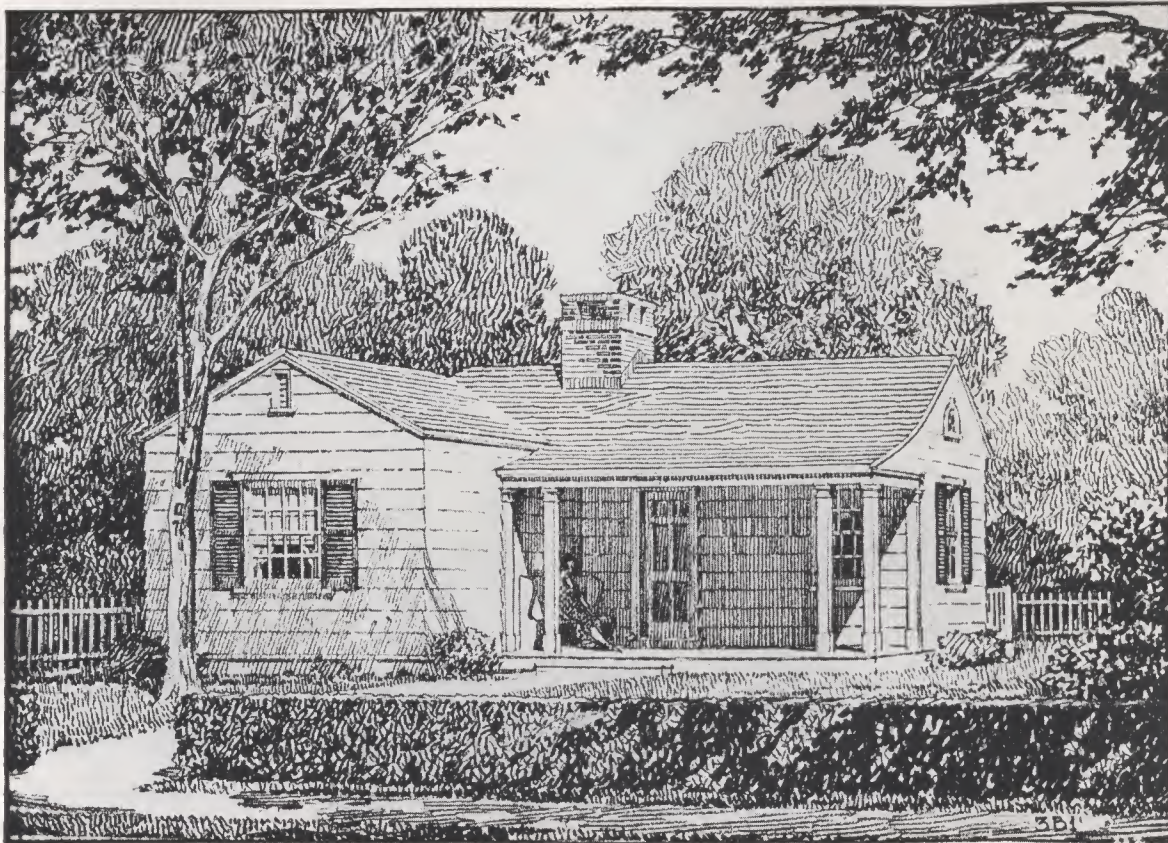
There are three excellent bedrooms with plenty of closets.

CONSTRUCTION: Wood frame, exterior finish narrow siding, roof of shingles.

DESIGNED TO FACE: West or north.

LOT SIZE: Approximately 50 feet.





Design No. 3-B-1

A Small Colonial Cottage

A SIMPLE yet luxurious Colonial bungalow. It has a fine plan and fine exterior, because it was arranged by a group of architects who knew how to make use of ordinary materials and forms so as to get the most out of them. Of course, it is soundly constructed.

This small house is shown because many people are beginning to see more and more the futility of wanting large houses when smaller houses will answer their needs, and to realize that nearly everything they want can be had anyway in the smaller house. This is well worth thinking about. Why do people build six rooms when they need only three? Take this plan as an example of what can be done with three rooms. By the inclusion of space for a closet bed and a dining alcove there is living accommodation here for at least three people.

Look over this plan and see the luxuries it affords. The living room is replete with them. The porch at the front and the terrace on the garden side are really parts of the living room. There is a fine fireplace at one end and at the other a window seat. This is flanked on both sides by built-in bookcases. A French door leads to the terrace.

In the dining alcove are arranged built-in seats with hinged tops, a dining table and an attractive china cabinet. The kitchen has broad spaces for working under a strong light, for the windows are wide and there is commodious shelf space as well as a pot closet. The refrigerator is reached through a door off the rear entry, where also are the stairs that lead to the basement.

The bathroom has a recessed tub and a medicine cabinet. Just opposite the bathroom is a closet for coats or linens. The bed-

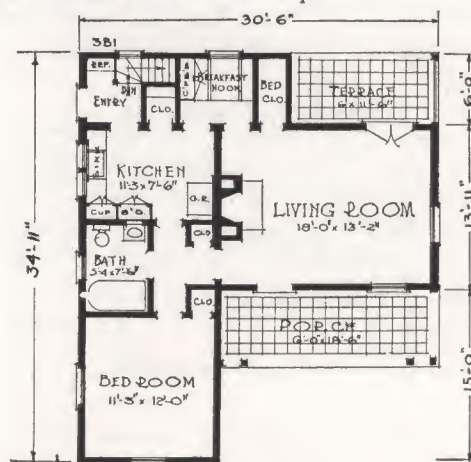
room is of good size and has a closet arranged where the door will not interfere with the room space, and has windows on two sides, though three may be provided.

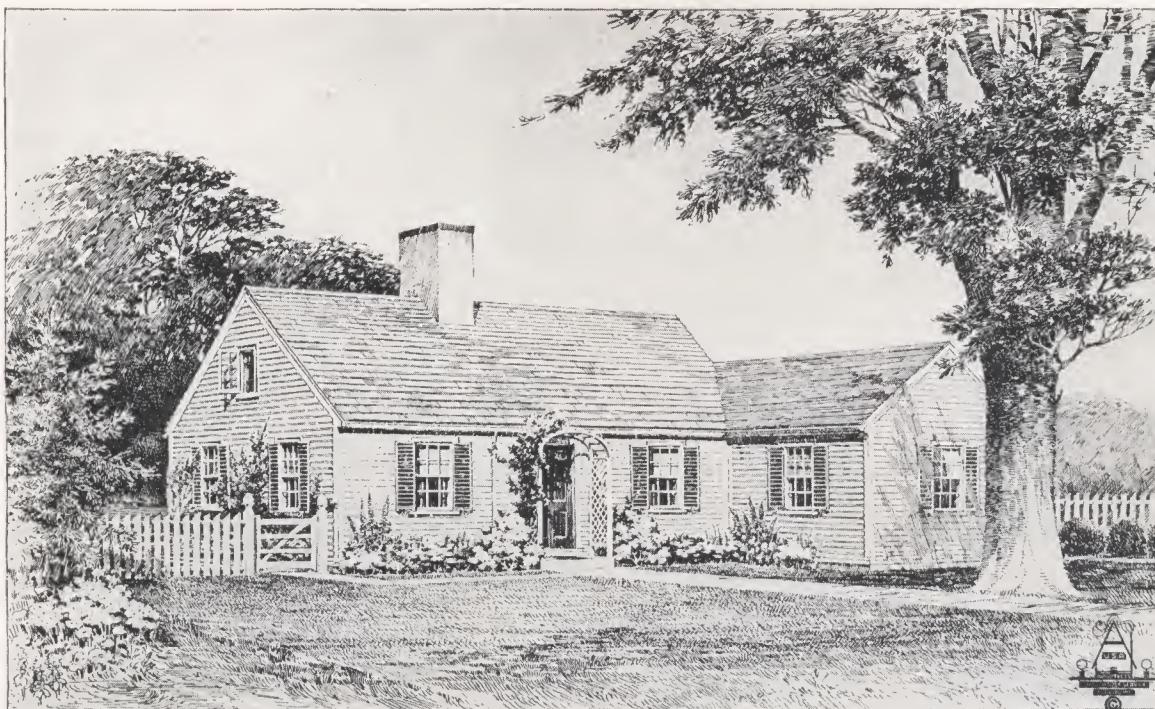
In the basement is a long, well lighted laundry, where work can be done conveniently, a storage closet, and the usual heater and fuel rooms.

CONSTRUCTION: Wood frame, exterior finish siding, roof of shingles.

FACING: The house should be faced west or north, or it may be built reversed to suit peculiarities of the site, prevailing winds, and so on.

LOT SIZE: About a 40-foot lot is required.





Design No. 4-G-1

Typical Early American—Cape Cod

WINDOWS on three sides of the living room make it light and cheerful at all times. Because living and dining rooms have been thrown into one, this area is of exceptional size, larger than the living room of the usual small house. Wall space is adequate for all the larger furniture. The fireplace is brick faced, with a wood mantelpiece in the Colonial style.

The definite separation of the bedrooms from the living quarters of the house gives them desirable privacy, yet there is no loss of convenience. All rooms are easily accessible from the hall.

FEATURES OF THE EXTERIOR OF DESIGN 4-G-1 ARE: Low walls; unbroken roof lines; close cornice; double hung windows divided into small lights; shutters; corner boards; latticed archway at entrance; bulkhead at rear providing outside entrance to basement; low foundation with basement windows set in small areas.

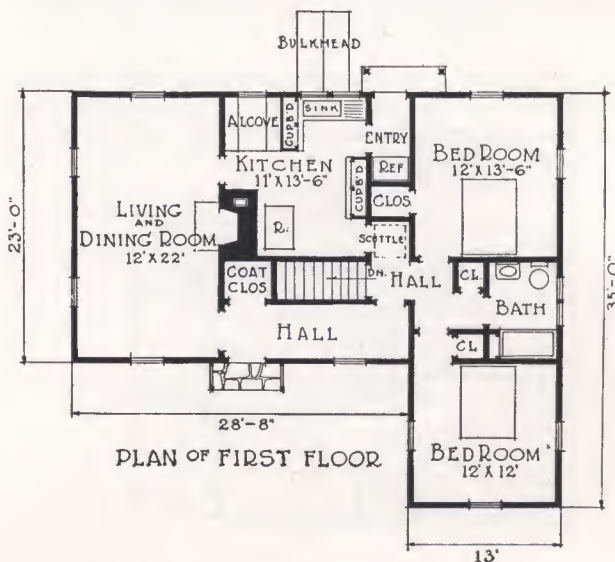
FEATURES OF THE INTERIOR ARE: Coat closet in entrance hall; combined living and dining room over twenty feet long; fireplace; dining alcove in kitchen; linen closet; recessed tub with towel closet above in bathroom; scuttle in hall ceiling leading to attic space above.

CONSTRUCTION: Wood frame, exterior finish wide siding, shingle roof. The exterior would look well painted white or gray, with green blinds and a green roof. The chimney might be painted white with a black cap, or it could be of unpainted

red brick, the concrete cap also left unpainted. Shingles would also be an appropriate exterior finish.

FACING: Should be located to take advantage of prevailing winds and peculiarities of site. May be reversed.

LOT SIZE: Approximately 55 feet. It is desirable that the house stand well back from the street.





Design No. 6-A-66

A Colonial House in Good Taste

IF YOU want a central stairway house with a long living room and the Colonial architecture appeals to you, you will not be able to find a much better plan than this one or a more beautiful handling of the exterior.

This plan, No. 6-A-66, has been tested and found satisfactory by thousands of home builders—satisfactory because of its convenience and the straightforward simplicity of its planning and because of the beautiful effects that are obtained both inside and outside the house.

The many things about the plans which the home owner will not miss are the vestibule, coat closet, fireplace, the open or enclosed porch, the dining alcove and broom closet in the kitchen, and the grade entrance to rear and basement.

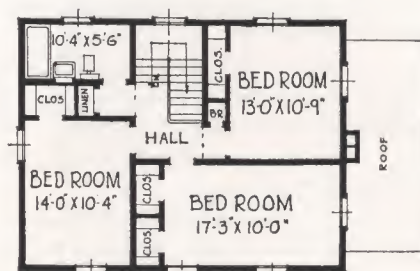
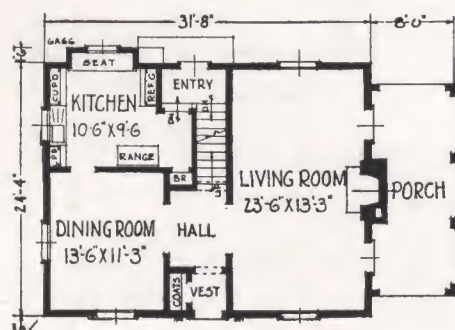
The bedrooms in the second story have been skillfully arranged so as to give them about equal importance. They have long wall spaces for twin beds, capacious closets and, of course, cross ventilation as bedrooms should have. An attic stairway may be arranged over the main stairs, giving access to large storage space.

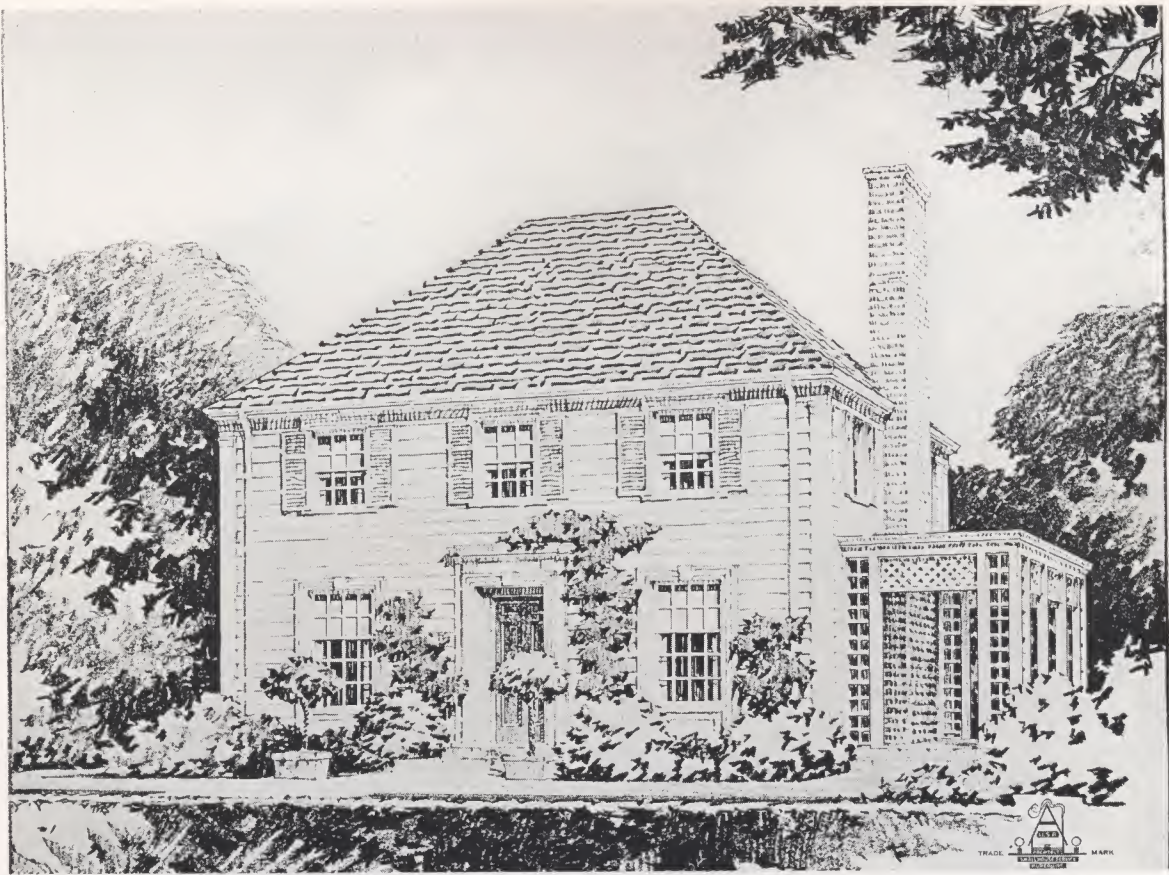
The exterior with its beautifully vaulted stoop at the entrance and its gracefully arched porch gives a touch of distinction without extravagance.

CONSTRUCTION: Wood frame, exterior finish wide siding, brick stoop and porch floor.

FACING: North or west.

SIZE OF LOT: 50 feet with porch at the side. With porch placed at the rear a narrower fronting will be satisfactory.





Design No. 6-A-84

A Colonial House from James River, Virginia

THE architect who designed this home 6-A-84 was interested in giving it a somewhat different expression than is usually found in homes we know as Colonial. Most present day Colonial houses were inspired from homes built by our forefathers in Connecticut or New York.

In the house illustrated here, the architect has adopted to his use some of the features from one of the most famous of the James River Valley houses. The original of the house was of brick. Here, however, the detail is all worked out in wood. Wood moldings enrich the openings. The entrance is dignified by a frame of wood pilasters and cornice. A light latticed porch is harmoniously related to the general scheme of the house. The high stately quality has been emphasized by the corner pilasters.

The resulting characteristics make this a house eminently suited to the usual restricted location. Since its interest depends on those very qualities of height and formal simplicity that make a house

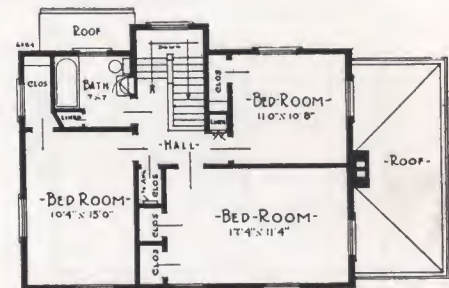
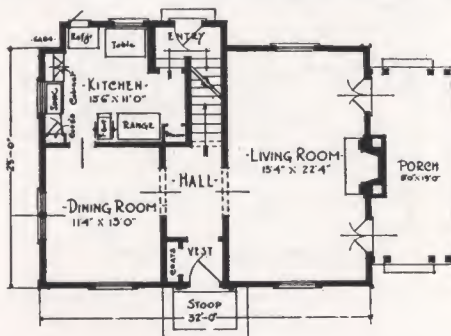
look well in a row of other houses, it avoids the danger that low, widespread houses tend to run into, looking misplaced on a narrow lot.

The plan of the house will be found to be a version of the center stair type. It has been arrived at through many years' experiment and research by architects as giving beyond any question the maximum of accommodation for a minimum expenditure. The living room has exposures on three sides, thus insuring sunlight and air under all circumstances. The stair arrangement gives three generous bedrooms on the second floor without wasteful hall space, cut off ceilings, or jogs in partitions.

CONSTRUCTION: Wood frame, exterior finish siding, shingle roof.

FACING: North or east.

SIZE OF LOT: Approximately 50 feet with porch at side, 40 feet with porch omitted or at rear.





Design No. 6-A-20

This Dutch Colonial Stands the Test of Time

STYLES in houses come and go—most of them go. When they go their market worth goes down. Every one is familiar with well-built old houses of twenty-five or thirty years past. They are not wanted, principally because they do not look well. Tastes have changed. And yet there are a few houses, many times as old as these, that still command a high resale value and are treasured as examples of fine architecture. The passing fancies in small houses are expensive luxuries for the home builder whose funds are limited.

Here, as in all other good architecture, the plan has been given the first consideration. This is a fine example of the typical servantless American home—one in which the housewife does all the work. She will find things conveniently at hand. The kitchen will

enable her to give free vent to her ideas of efficiency. It is a type of house that almost runs itself.

The living room with its fine mantelpiece in colonial design and large windows is a pleasant gathering place for the family.

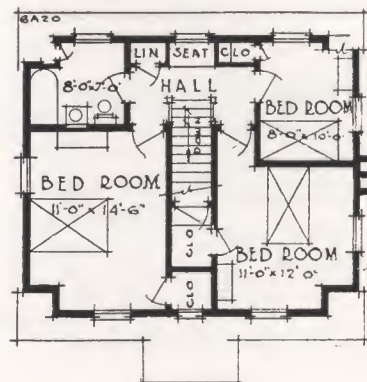
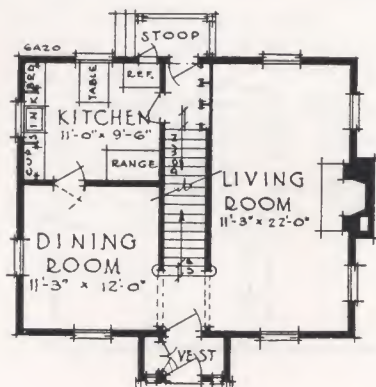
In the second story there are two fine bedrooms and a third one not so generous in size, but still large enough for a child's room.

A porch may be added at the side or at the rear if desired. The drawings make provisions for such a porch although it is not shown on the plans.

CONSTRUCTION: Wood frame, exterior finish siding, shingle roof.

FACING: North or west.

SIZE OF LOT: Approximately 40 feet.





Design No. 6-A-91

A Pleasing, Comfortable Colonial House

THIS house, design 6-A-91, is a typical Colonial design. The porch combines harmoniously clustered columns and latticed railings. The roof may be of green wood shingles or of tiles. To carry out the color scheme effectively the blinds and doors should also be green, the trimmings white, and the shingles or siding, laid twelve inches to the weather, stained a soft, light gray.

In this design the living and dining rooms have double exposure, and the drawings have been so arranged that either room may be enlarged by an open porch or sun room. The corner kitchen is replete with cupboards. The sink is under one window, and beneath the other is a breakfast nook.

A sharp right-angle turn in the main corridor is an effective way to give the bedrooms privacy—a factor so often sacrificed in one-story dwellings.

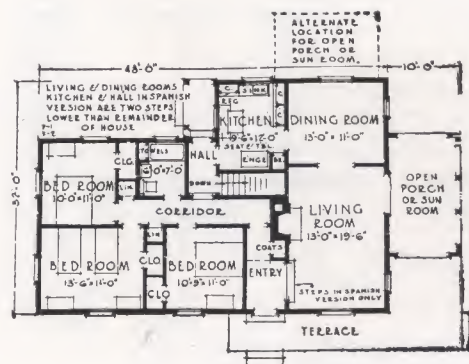
In this design the decorative features are wooden

forms. The texture of the plain surfaces serve to enhance the proportion of doors, windows, and cornices. The slender columns and delicate open balustrades of the porches have a lightness and grace that distinguishes Colonial design.

CONSTRUCTION: Wood frame, wide siding.

FACING: South or west.

SIZE OF LOT: Approximately 50 feet.





Design No. 5-F-25

With the True Colonial Feeling

INTEREST in this house, 5-F-25, centers on the living room, and this is as it should be for here family life gets its best expression. It is an intimate, charming room, with fine Colonial fireplace and great hearth.

The home builder has a choice of making the porch at the rear an enclosed affair, or of having it open. If it is enclosed, it may become a formal dining room for the year round. Left open it is the summer dining space.

There is a breakfast nook, a commodious kitchen scientifically arranged, a generous entrance hallway from which the stairway

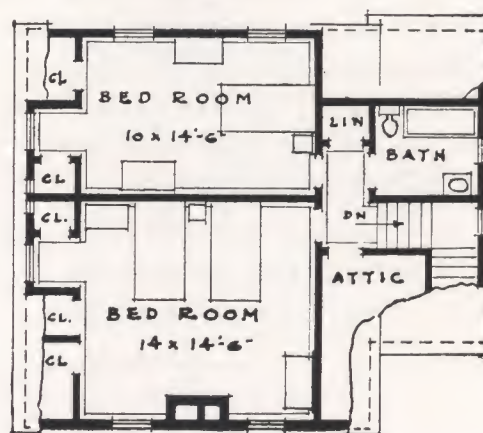
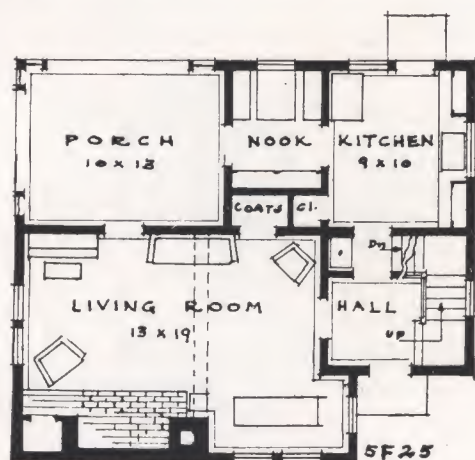
risers to the second story. Here are two excellent bedrooms with six closets, besides storage space in attic over the front doorway.

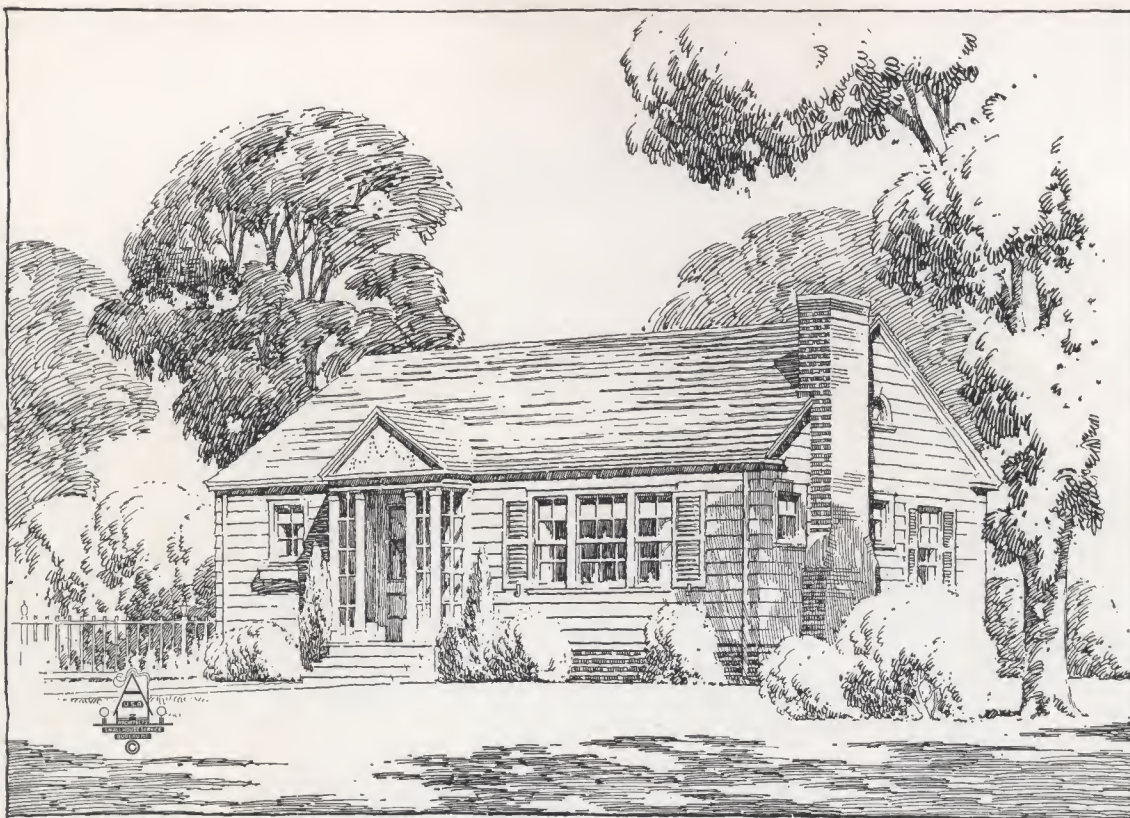
The exterior of the house carries an appeal gained from simplicity and fine lines. The hood extending across the front, shading the windows and casting a shadow on the brick work of the chimney that shows through the siding, is an interesting detail characteristic of the period from which the design is drawn.

CONSTRUCTION: Wood frame, exterior finish wide siding.

FACING: South or east. May be reversed for other facings.

LOT SIZE: Approximately 40 feet.





Design No. 4-A-10

A Simple Colonial Cottage of Low Cost

PEOPLE ask how to keep down costs. All about the environs of our cities may be seen romantic and picturesque houses that cost more than many of our people can afford. Even the comparatively small house of six or seven rooms commonly costs nine or ten thousand dollars, and in some localities more. They are manifestly outside the financial capacity of many families of modest income, whose savings are built up slowly.

But such houses as the one shown here, 4-A-10, offer for this large group of people a great deal of accommodation at a price that can be afforded by all excepting the very lowest incomes. In many cities it can be built for less than five thousand dollars with good equipment, though such a price would not admit extravagances.

Here is offered a living room of fair size with fireplace, bookcases on each side, a handsome triple window at the front, a dining alcove pleasantly situated—not in the kitchen, where many women are beginning to find it objectionable—a kitchen that is equipped for rapid and efficient work, two bedrooms, a bath of sufficient size, and good storage space. The additional area in the attic may be reached by a disappearing stairway in the hall between the bedrooms.

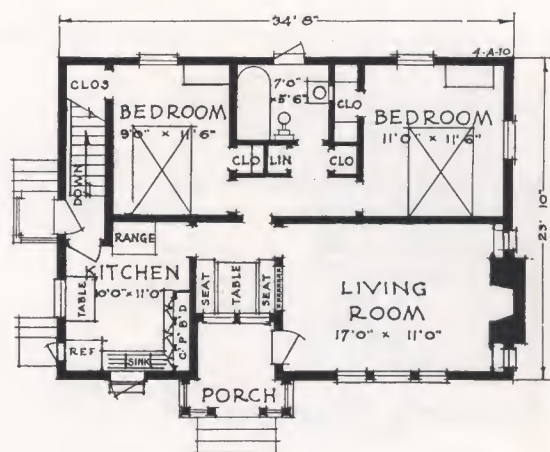
Without recourse to glowing adjectives descriptive of this house, any architect would say that it is well planned, that it has an extremely pleasant appearance, that it will be economical to build, and for the thousands of people who delight in quiet simplicity it will be a source of endless satisfaction.

The exterior—lattice screened porch of small size, clapboarded or shingled walls, shuttered windows, and graceful molded cornices—speaks for itself.

CONSTRUCTION: Wood frame, exterior finish siding or shingles. Shingled roof.

DESIGNED TO FACE: South or north. May be reversed for other facings or to take advantage of peculiarities of site.

SIZE OF LOT: 50 feet or less.





Design No. 5-A-52

Countless Economies in This Colonial Home

STUDY this design and you'll see how accurately it has been designed to meet the requirements of the small family.

First, the rooms are of adequate size. They are all well ventilated and lighted because every room in the house occupies a corner position. The living room especially is generously large, made to seem more so by the recessed fireplace. One of the bedrooms is nearly as large as the living room.

Second, the rooms turn on each other conveniently, there are broad openings to the hallway from dining and living rooms so as to give the house an air of spaciousness even though its actual size is not overlarge.

Third, the equipment of the house is sound to the core. Note

especially the kitchen. Here the fixtures have been placed as the household scientists would have them.

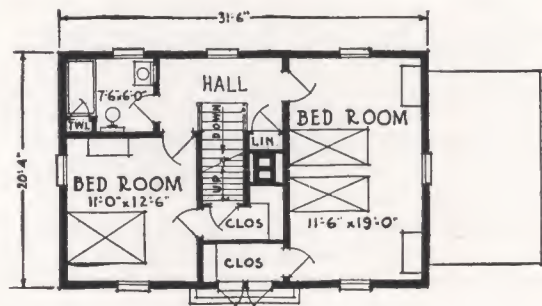
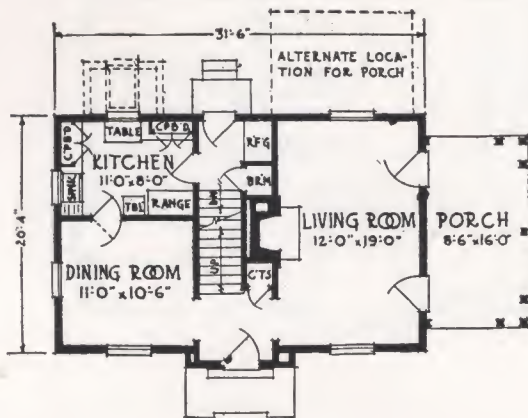
The charm of this house, its delightful homelike quality, does not depend in any sense on expensive materials or elaborate details, but upon its good proportions, its fine spacing of doors and windows and the little touch of interest in the doorway.

This house has proved inexpensive to build in many localities because it is designed on the right principles.

CONSTRUCTION: Wood frame, exterior finish shingles or wide siding, roof of shingles.

FACING: Designed to face west or north. May be reversed.

LOT SIZE: Approximately forty feet without the porch at the side. Forty-five to fifty feet with the porch.





Design No. 5-D-25

Delightful Colonial Cottage

THE five room bungalow represents a larger part of all our home building than any other type. This type of house is inexpensive to build, has good accommodation and, if it is well designed, looks well. Most of them are made to fit the narrow 40-foot lot, but unfortunately also, most of them do not take the utmost advantage of this narrow strip of ground.

In most houses of this kind the living room is at the front, but it is usually placed alongside another room, so some of the best views at the side are lost, but in this plan, design 5-D-25, this error has not been made. The living room stands forth by itself, with a great bay window at the front to command the view and with the fireplace in a situation where people sitting in front of it will not be tumbled over by others passing.

While undoubtedly the living room is the feature of the house, the other rooms also have remarkable qualities. The dining room, for example, is lighted with three great windows and there is a doorway to the porch, permitting it to serve as an outside dining porch in fine weather.

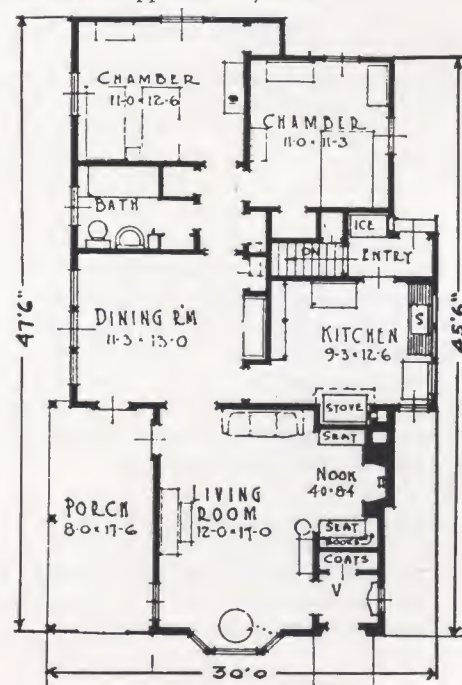
One of the many fine things about this plan is that every room in the house has cross ventilation. It is extremely rare to find this in a five-room bungalow where ordinarily at least one room has windows on one side only.

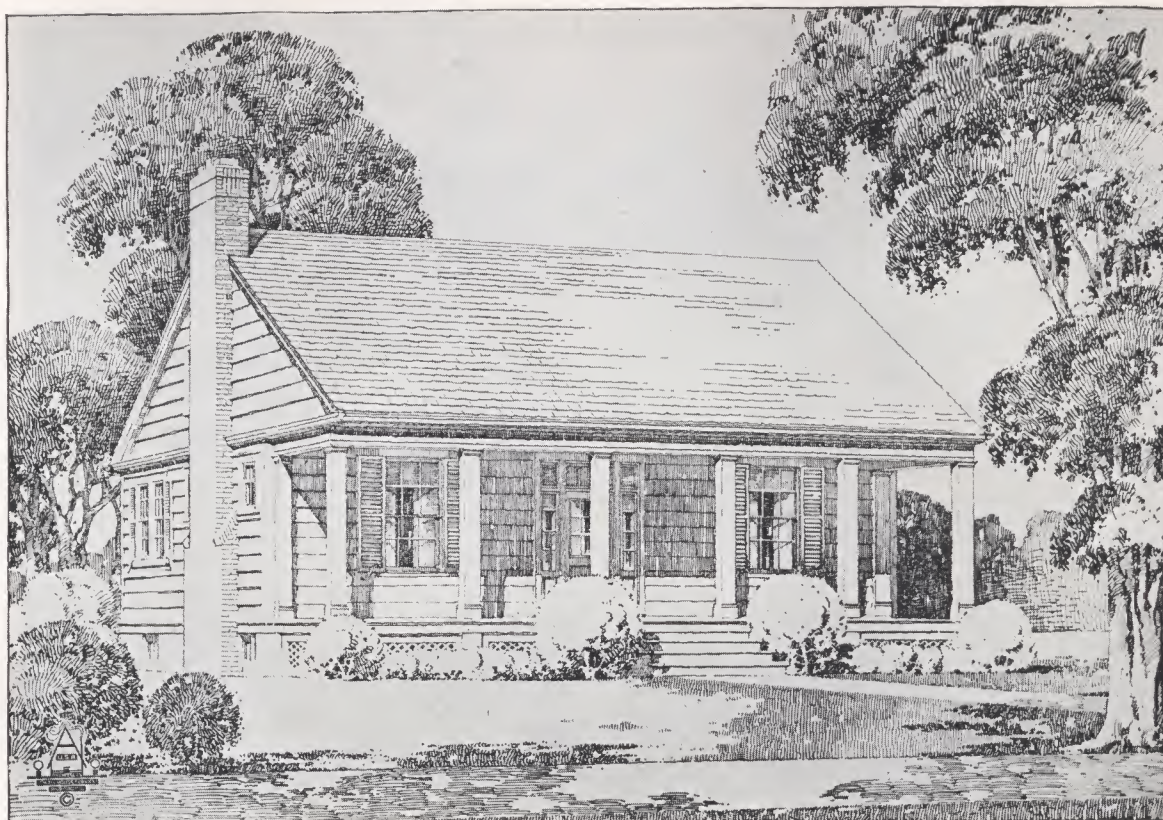
CONSTRUCTION: Wood frame, exterior finish wide shingles.

FACING: This house should be faced so as to make the most of the site, sun light, prevailing winds, views from the

windows. Ordinarily an east facing would probably be best. Plan may be reversed.

SIZE OF LOT: Approximately 40 feet.





Design No. 4-A-11a

An Adaptation of the Southern Colonial

HERE is a bungalow, which added to its other virtues has space in the attic for one or two bedrooms in addition to those on the first floor. This type of plan is ideal for the growing family or for one whose funds are limited, for the second floor need not be finished off until later.

The house is an adaptation of the southern Colonial. Its long columned porch will be one of its greatest attractions to many. The entrance doorway, with its surrounding side lights and transom is, as is natural in the Colonial type, the main point of interest, yet lattice work and shutters give the house an air of charm very pleasing to see.

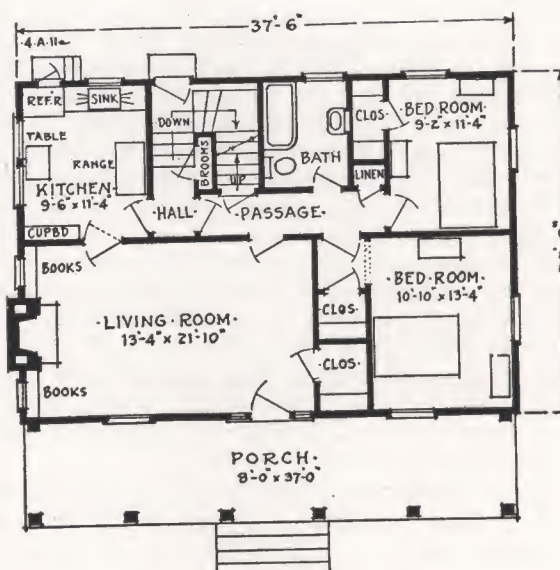
The living room serves also for dining. In the small house such a dual purpose room has the advantage of saving space as well as building costs. Direct communication to the kitchen makes this a convenient arrangement. There is also ample space in the kitchen for a breakfast table, however. One end of the living room is occupied by an attractive fireplace and flanking bookcases. Furniture may be easily arranged in the room, as there is plenty of unbroken wall space. A capacious closet adjoining the front entrance takes care of coats and wraps.

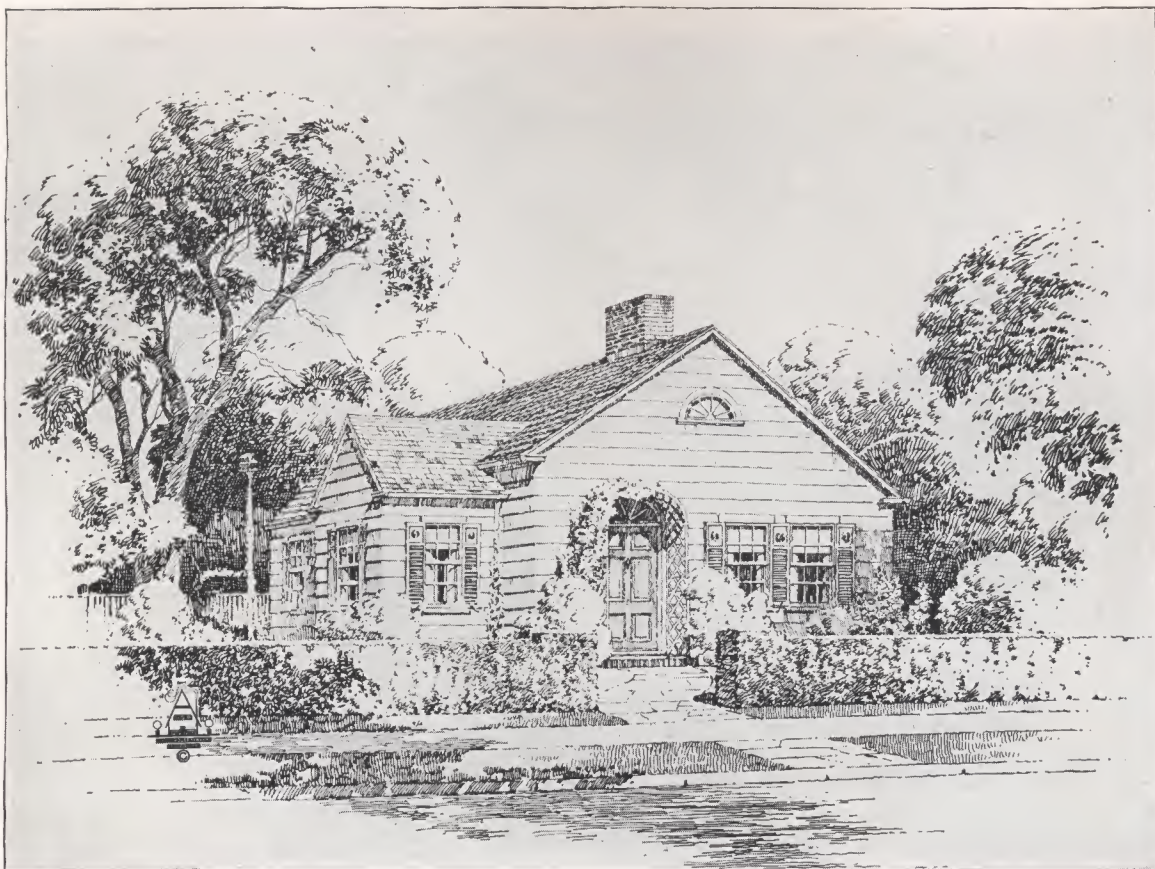
Both sleeping quarters and service quarters have the utmost privacy. It is possible to pass from one to the other and also to the upstairs without ever going through the living room. The two bedrooms, while not large, are still of comfortable size. Each room has a sizable closet and windows on two sides.

CONSTRUCTION: Wood frame, finish of wide siding, shingle roof.

LOT SIZE: Approximately 50 feet.

FACING: Designed to face south or east.





Design No. 5-K-9

Simple and Very Pleasing Design

DESIGN 5-K-9 has a practical plan layout that has arisen from the needs of thousands of home builders, now worked out architecturally by competent designers. The arrangement is just about as much as can be done with a five room bungalow. It is simple and straightforward, and involves the least expense not only of building but from the point of view of energy necessary in caring for the house.

There is good space in this little house. The living room is more than 16 feet in length and more than 12 feet in width. Set continuously with the dining room and separated only by a plastered arch, it has the appearance of a much larger room. The dining room is long and narrow in shape, providing good space for furniture and seating for a number of people.

Two bedrooms are well proportioned and of good size, with commodious closets and the necessary cross ventilation.

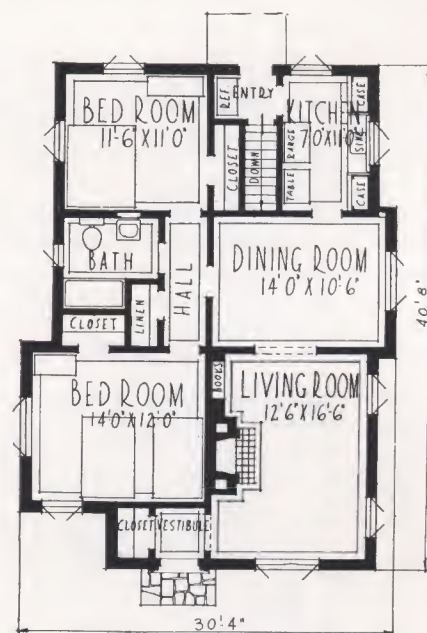
At one side of the fireplace are recessed book shelves.

The exterior speaks for itself. Commonplace five room bungalows that have become so abundant on our city streets find no counterpart in the architecture of this beautiful cottage. It is finely modeled, the openings well placed and well proportioned. The working drawings provide for the two front windows shown in the perspective rather than the single wide window of the plan.

CONSTRUCTION: Wood frame, exterior finish siding or shingles.

FACING: Designed to face north or west.

SIZE OF LOT: Approximately 40 feet.





Design No. 6-A-60

Another Fine Dutch Colonial

SOME houses look bare, some look overdone. Why? The architect's answer is that the economy of his profession has not been followed through properly. In one case not enough has been done and in the other more money had been spent to get an effect than was necessary. The architect likes to think that his planning and shaping of any kind of building is based on this principle of economy. If, for example, he can get a fine effect simply through the careful massing of walls and openings, he is delighted. Ornament added to such architecture is not necessary, since the architecture is ornamental in itself. If the building does not look well by reason of elegant proportions, ornament will not help it.

Like all good architecture, the exterior of this house springs from a good plan. Logic and economy have gone hand in hand here and with fine taste to make the rooms turn conveniently upon each other, to avoid waste areas that will never be used, to make rooms

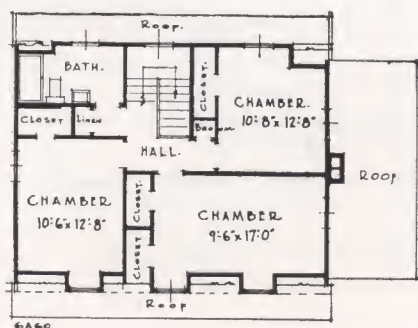
that will be pleasant to see, well lighted, well ventilated; having altogether the attributes of good architecture.

Recount the advantages of the plan. First, the long living room with its fireplace. Then the porch, left open or enclosed or placed at the rear. Then the vestibule coat closet and hospitable open hallway. Count in a kitchen with properly disposed equipment, double drain board, many cupboards, a dining alcove, a broom closet, grade entrance. Add to these three excellent bedrooms, six closets, a recessed tub, long wall spaces for furniture. What more could be desired?

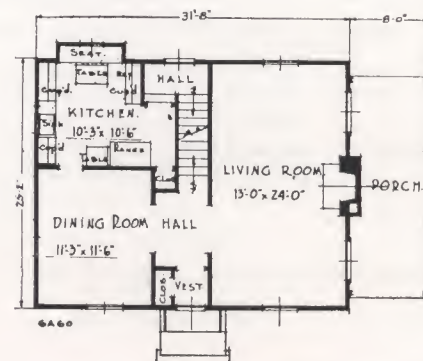
CONSTRUCTION: Wood frame, exterior finish, siding or shingles.

FACING: West or north. May be reversed if necessary.

SIZE OF LOT: Approximately 50 feet, 40 feet with porch omitted (as above) or at rear.



Note: The house above is built reversed from the plans.





Design No. 6-A-37

Of New England Ancestry

THIS house design is a monument to the common sense of the American home builder. It is one of the most popular small house plans, and justifiably so, because it is expertly designed as to plan and exterior, and it is economical to build. If the plans the architect has made are followed faithfully good architecture results, giving the home builder substantial reason for happiness in the comfort, fine appearance and sound construction of his home.

The first floor plan is remarkable in that it contains practically no unused areas. There are no wasteful halls or other extravagances of planning, yet the rooms are of good size and their arrangement is such that the greatest convenience is obtained. People living in houses of this kind find them tremendously satisfactory.

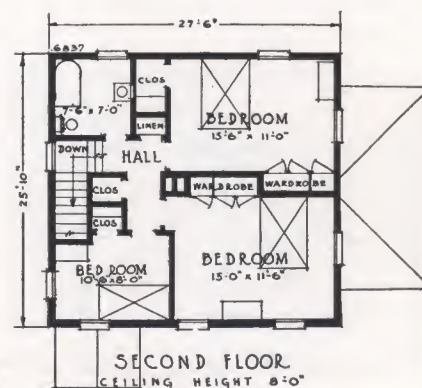
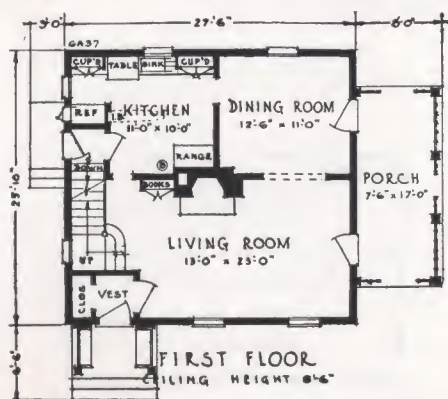
The kitchen will reward study. Here sink, cupboard, work table, range and refrigerator are so placed as to minimize labor.

In the second story are three excellent bedrooms, two of them much more commodious than usual for a house of this size. There are six closets, two of these being of the wardrobe type, but, if desired, these may be made into ordinary closets. A stairway can be arranged from the front bedroom or from the front hall to give access to the attic.

CONSTRUCTION: Wood frame, exterior finish wide siding, roof of shingles.

FACING: South or west. May be reversed for other facings or to take advantage of peculiarities of site.

LOT SIZE: 45 to 50 feet if the house is built as shown. If the porch is placed at the rear a lot from 35 to 40 feet will be sufficient.





Design No. 6-A-45

A Distinguished Colonial House

TO ACHIEVE for this house its fullest beauty and the aristocratic appearance which should mark it, it is only necessary to follow the drawings accurately when building. Both are dependent upon such details as the proportion of the walls and roof, the window spacing, the width of the eaves, the mouldings, the entrance, and the height of the first floor above the finish grade. Any deviation from the drawings in any of these respects is almost certain to result in disfiguring the house.

Raising it higher than shown will make it look stilted and ungainly. Neither the narrow eave projection nor the design of the entrance should be changed, for refinement of detail is of the utmost importance.

The plan, one of the center hallway type, permits a living room which extends the depth of the house and with views on three sides.

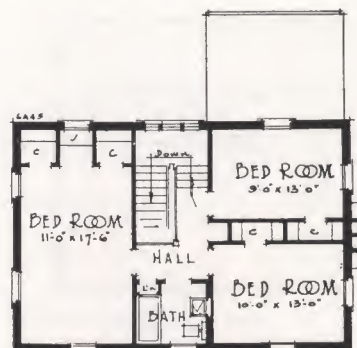
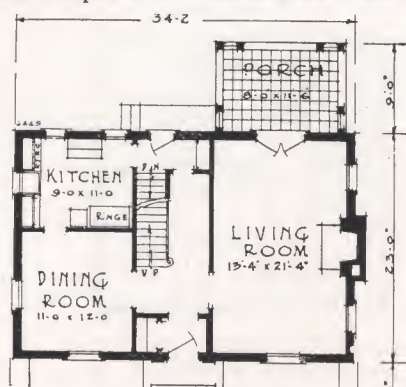
Wide plaster arches between living room, dining room, and stair hall frame pleasant vistas and give to the first floor an air of graciousness and hospitality. The hallway, running from front to back, affords perfect circulation between rooms, and makes the house cool and airy in warm weather. The open stairway and the finely modeled Colonial mantelpiece contribute greatly to the beauty of the first floor. There is a generous porch.

The bedrooms are all corner rooms, with windows on two sides. The largest, possessed of two closets, is suitable for twin beds.

CONSTRUCTION: Brick veneer on wood frame; roof of wood, composition or slate shingles.

FACING: North or west.

SIZE OF LOT: Approximately 45 feet with porch at rear as shown, or 55 feet with porch at side.





Design No. 6-A-54

A Sturdy Brick Colonial

HERE is a house, design 6-A-54, having the qualities of Colonial architecture, but happily it is not of the stereotyped form. The arrangement is orderly. The use of the space is economical. The size and shapes of the rooms are fine, easily accommodated to furniture and to the ordinary business of keeping house. In the particular expression of the plan shown above, the designers have drawn upon the experience of home builders and have evolved what comes near to being a masterpiece of planning.

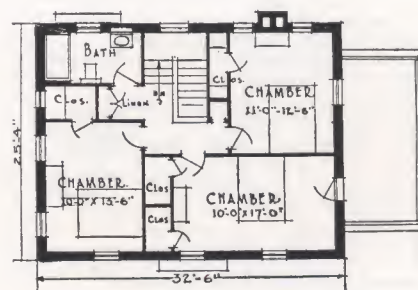
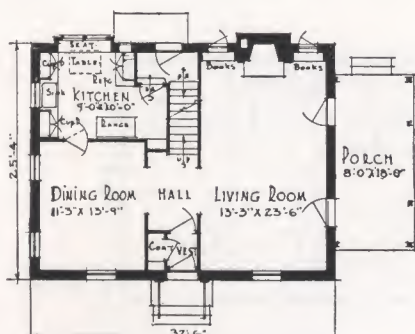
As to the exterior, the great leeway that goes with Colonial architecture has permitted the designers to create interest and vivacity. They have done this without using expensive forms of ornament.

The qualities are there because of fine massing, skillful uses of the simple forms of decoration, careful placing of the windows. The combination of excellent plan and distinctive exterior achieves dignity which is one of the important qualities of good Colonial architecture.

CONSTRUCTION: Brick veneer on wood frame.

FACING: West or north. Under certain climatic conditions, where it is desirable to have the porch shaded, other facings would be desirable, and for this purpose the plans may be reversed.

SIZE OF LOT: From 40 to 50 feet.





Design No. 6-A-72

Restraint and Dignity Characterize This House

HERE in design 6-A-72 we have one of the most popular types of small house plans, that in which there is a central stairway, with a long living room on one side and kitchen and dining room on the other.

As the stairway in this case is located nearly half way back, there is room for a generous entrance hall, on either side of which plaster archways lead to living and dining rooms. The living room is spacious and well lighted, with a handsome Colonial fireplace. The long open porch, to which two pairs of French doors provide access, is one of the pleasantest features, but an enclosed sun porch, or a sun porch with sleeping porch above, may be substituted for

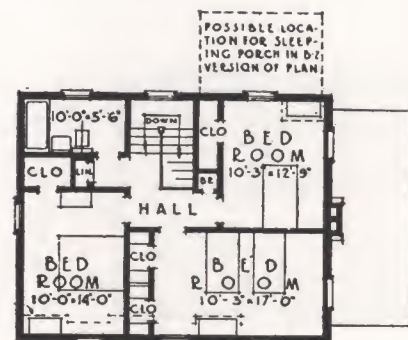
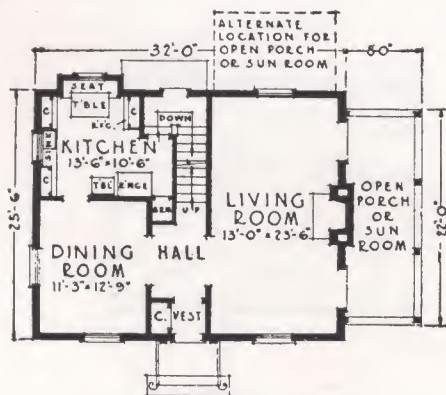
it at the back. The working drawings give alternate details for both.

The kitchen is exceptionally efficient, including in its equipment generous cupboard and drawer space, a built-in seat and pull-up table to serve as a breakfast nook, and the always welcome broom closet.

CONSTRUCTION: Brick veneer on wood frame, roof of shingles or slate.

FACING: Designed for north or east facing. May be reversed for other facings or to take advantage of peculiarities of site.

LOT SIZE: Approximately 50 feet.





Design No. 6-G-1

A Formal Type

THE house here shown, design 6-G-1, is characteristic of New England. Any one who has motored through this part of the country will realize how suggestive it is of the old towns and villages. It brings before us at once a vista of an elm-shaded street with white houses on either side, their dooryards cut off from the sidewalks by neat white fences which give privacy.

Formal in type, it has a few ornamental features handed down from the old classic traditions which give it an architectural quality and redeem it from the commonplace.

Within the house is entirely modern and very carefully considered for comfort of living and saving of steps. On one side of the hall with its attractive staircase and useful coat closet is a living room, extending from front to back. This has a fireplace on the inner wall with a simple but beautiful colonial mantel, and

opposite it, wall space for a sofa or other furniture.

On the right hand of the hall is the dining room, small but with good space for sideboard or serving table.

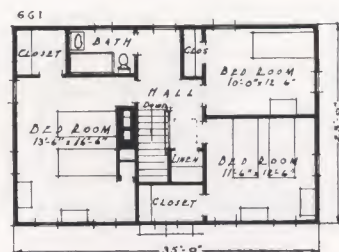
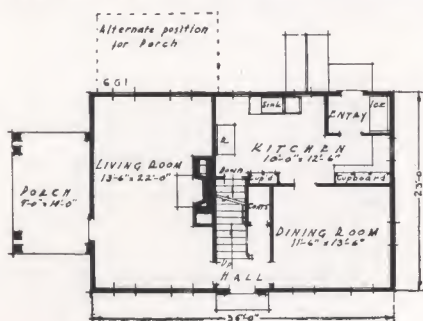
The kitchen itself is planned so as to make it possible to have either a gas or a coal range. It has a sink and a wash tub and there is a space where there might be a washing machine.

Upstairs there are three bedrooms, two of them large enough for two beds and the third a good sized single room.

CONSTRUCTION: Wood frame, exterior finish wood siding.

FACING: Designed to face east or south. Plans should be reversed for other facings.

SIZE OF LOT: From 55 to 60 feet in width if built as shown; if side porch is omitted, or placed at rear, from 45 to 50 feet.





Design No. 5-F-14

True Type Dutch Colonial

THIS Colonial house is straightforward, without pretense or elaboration. Yet so finely balanced are all the larger things and so excellently proportioned are all the smaller ones that real beauty has resulted. Its fine character is the result of correct proportions and harmonious details. The cost of these things is practically nothing in comparison to the higher resale value they bring to the property and to the neighborhood.

Although this house is small it is really quite commodious for it has been planned so that no space is wasted. Comfort and convenience have guided the designer in planning the rooms. The living room is especially attractive. It is of good size and is well lighted. With the fireplace at one side and the stairway at the other, the room becomes an unusually interesting one.

The dining room and kitchen occupy the opposite side of the house. There is an entry to the rear in which is placed the ice box. The stairs to the basement pass from the kitchen.

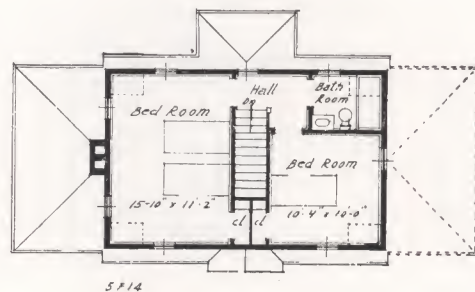
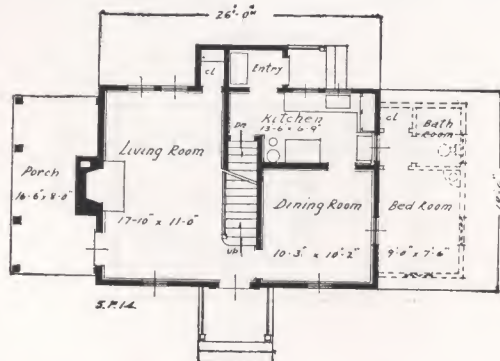
At the right of the main mass of the house is shown how the house may be extended to include a downstairs bedroom and bath or a sun porch. The kitchen is large enough to be convenient and workable without causing extra work for the housewife.

In the second story there are two substantial bedrooms, each with an excellent closet. The corners of the bedrooms are encroached upon by the roof only to a slight extent. A fine effect is gained.

CONSTRUCTION: Wood frame, exterior finish siding.

FACING: South or east.

SIZE OF LOT: Dependent on location of porch and addition of bedroom wing.





Design No. 6-A-74

Another Typical New England Colonial

THIS design, 6-A-74, embodies the spirit of Colonial architecture. Its quiet dignity is personal, befitting the character of many of our people. Although the architecture is not spectacular it is by no means devoid of life and interest. There is refinement well tempered with graceful charm.

From the vestibuled entrance the way leads either to the living room on the right or through the hall to the side entryway and thence into the kitchen.

The living room, dining room and porch open into one another in such a manner that no matter in which one you happen to be the vista of the other two creates an illusion of spaciousness so desirable in a small house.

Built-in bookcases are next to the fireplace and also on the opposite wall between living and dining rooms.

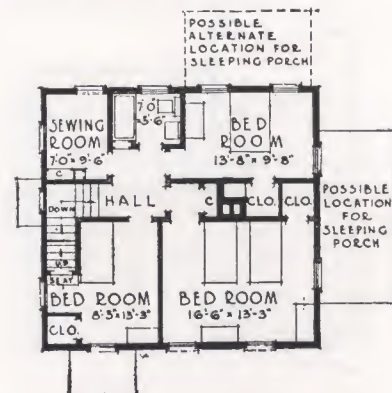
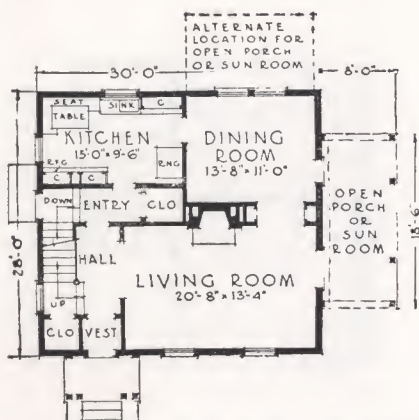
Under one of the many cupboards is the refrigerator, which has an icing door opening to the outside.

Each of the bedrooms has light and air from two sides, and each is supplied with plenty of closet space. There is a hall linen closet, and in the sewing room, which may be used as a den or playroom, is a cupboard and the clothes chute to the kitchen.

CONSTRUCTION: Wood frame, exterior finish shingles or siding, shingle roof.

FACING: West or north.

LOT SIZE: Approximately 40 feet with porch omitted or at rear, 50 feet with porch at side.





Design No. 6-F-7

Early American In the Modern Style

THIS house, design 6-F-7, is in the early American style. It is designed after the manner of houses built before the Colonial style was developed. In it is reflected a great deal of the special character that our earliest builders wrought into their homes.

The design shown here has much of the quality of the old time architecture as to the exterior, but the interior is a matter that is wholly modern. Perhaps there is an acknowledgment to the old time architecture in the cavernous fireplace shown in the living room. A beautiful fireplace is still one of the most decorative and attractive features of the modern dwelling and here is one in keeping with the style of architecture.

The plan is well organized, conforming in principle to an arrange-

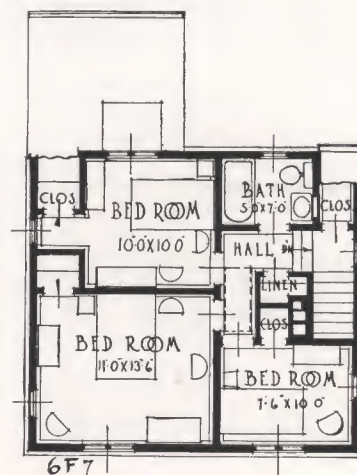
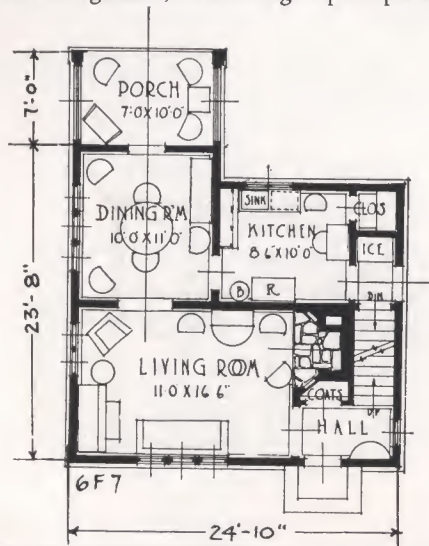
ment that has become extremely popular. In it will be found all those conveniences with which we have become familiar in the strictly up-to-date suburban dwelling.

In the second story are three bedrooms, one of somewhat smaller size than the others, but with sufficient space to include the usual bedroom furniture. There are five closets in the second story, thus insuring sufficient storage space.

CONSTRUCTION: Frame; exterior finish narrow siding. Casement sash.

APPROXIMATE SIZE OF LOT: 35 feet.

DESIGNED TO FACE: East or south. Plan may be reversed for other facings.





Design No. 6-D-1

Real Dutch Flavor In This House

MANY so called Dutch Colonial homes do not rightly deserve the name. They get this classification principally from having a gambrel roof or the appearance of one. Many of them are actually two story houses with lines of gambrelled gable ends running down the sides. This, of course, is false as well as ugly. Even in true gambrel roofs too often we see the results of over heavy cornices, projections that cast heavy shadows out of proportion to the size of the house.

Here though is a house, 6-D-1, that is essentially Dutch architecture in all respects excepting perhaps that of the dormer. This has been added to make the second story rooms more liveable. It is an improvement on the original form.

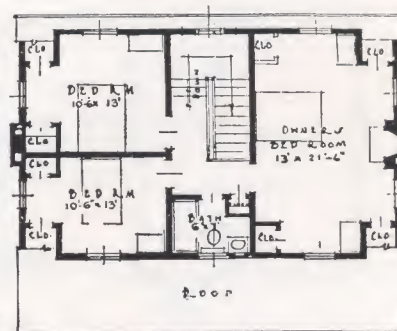
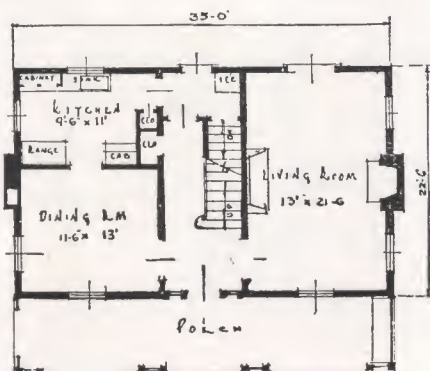
The porch shown here is truly a part of the house, being bound into it by the overhanging roof. For the people who must have a porch, the generous dimensions of this one will have an immediate appeal.

The details of this house conform to its general style and quality. The shutters at the sides of the windows add a play of color and texture. Painted or stuccoed common brick are used for the chimneys. The front wall of the house enclosed by the porch is plastered, as were many such walls in old Colonial days. The front doorway is a side lighted affair, an expression of hospitality as well as an assurance of well lighted hallway.

The plan itself is a typical central hallway type with a balustrated stairway mounting to the second story. All of the rooms are well lighted, two of them having windows on three sides. The kitchen is compact, well arranged to save extra steps. The refrigerator is placed in the rear entry.

CONSTRUCTION: Wood frame; exterior finish of wide siding; front wall of stucco; roof of shingles.

LOT SIZE: Approximately 45 feet.





Design No. 6-B-17

Brick a Favorite With Colonial Builders

TO THE home builder who is convinced that "old things are best" even to the choice of his home plan, the substantial modern Colonial home pictured above, design 6-B-17, will be of interest.

There are "Colonial" houses of every description in this era of strife for individuality. Modern methods of building and planning have wrought changes in this style which cause architects sometimes to ponder over what is really meant today by "Colonial."

In plan arrangement this home is similar to that of countless old Colonial houses. But, whereas, in the old houses there was generally a back and front parlor, our modern Colonial homes have one fine, undivided living room. There used to be a butler's pantry between the dining room and

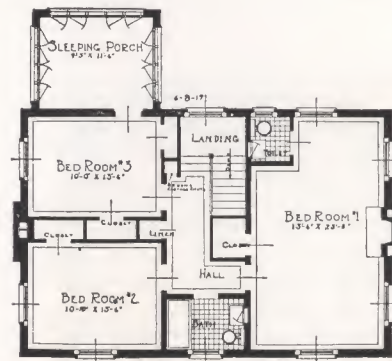
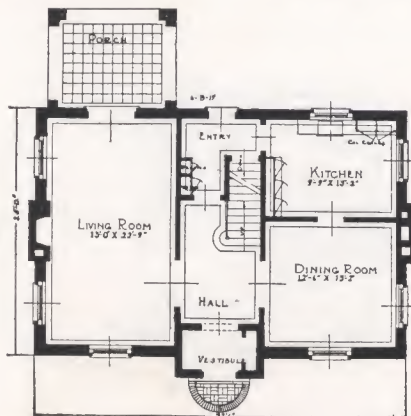
kitchen, but modern efficiency now uses this space to increase the size of these two rooms and builds plenty of cupboard space in the kitchen.

This home provides six good rooms with an open porch to the rear and sleeping porch above it. There is space under the roof for a commodious attic. Of special interest perhaps is the large living room. Opening as this does upon the porch, an unusually long and attractive vista is obtained.

On the second floor one bedroom runs the entire depth of the house. It contains private toilet room. An open stairway in Colonial design forms an attractive feature of the hall.

CONSTRUCTION: Solid brick walls, tile, slate or shingle roof.

SIZE OF LOT: Fifty feet.



The Cost to Build the Houses Appearing in this Book

Please Read Carefully

Endorsements

I have looked into the work of The Architects' Small House Service Bureau, with its divisions and branches, and have examined its organization and incorporation papers. The complete plans, specifications, documents and bills of materials, with the designs worked out for local conditions and to use stock materials and eliminate waste, materially simplify home building problems. The form of control by the American Institute of Architects should guarantee a high standard of service. It gives me pleasure to endorse this work and to assure you that the Department of Commerce will do all it can to co-operate with the Institute and the Bureau.

HERBERT HOOVER,
Secretary, Dept. of Commerce,
United States Government.

The Architects' Small House Service Bureau idea originated in and is approved by the American Institute of Architects, and in order that the development of the idea may retain the character of a professional service and be prevented from assuming the character of purely commercial undertaking, the organization of the Bureau involves a certain control of its policies by the Institute.

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AS A PROSPECTIVE home builder you are concerned with costs. You want to know exactly how much your home is going to cost before you build, even before you spend money for plans.

Building costs depend upon local markets, the quality of the materials selected, the finish and equipment that go into the house, and the contractor who builds it. Variations of as much as 30 per cent in the cost of houses built from the same plans in the same city frequently occur.

Broad general estimates of cost can be given you by the Bureau for the houses appearing in this book, but it is impossible to give accurate figures. No amount of guessing by the most expert guessers will give you the information you must have. The only way to find out is to have contractors submit proposals to build, based on the actual working drawings and specifications of the house.

The Architects' Small House Service Bureau is prepared to help you obtain these building costs. Any Bureau plan may be obtained for inspection and estimating for a period of 15 days, with the privilege of returning the plans if you decide that you cannot afford to build. A fee of \$5.50 is charged for this inspection and estimating privilege. If documents are worn or soiled, a small replacement charge is required in addition to the \$5.50 fee.

The method of obtaining Bureau plans for inspection and approval is as follows: You are asked to deposit the original cost of the documents based upon the service charge of \$6.00 per principal room. Add 50c more for packing and postage. Thus, the charge in connection with a five-room house is \$30.50. Your check or money order for the full amount is deposited and held during the 15-day inspection and estimating period. If the drawings are returned in good condition, \$5.50 is deducted to cover the inspection and estimating fee and the balance returned to you. Thus, for a very small fee you are able to inspect the plans, obtain building costs and decide whether you wish to build or not. If the drawings are retained the transaction is complete and the original deposit covers the cost of plans.

Complete statements covering Bureau service have been published under the titles of "Our Answers to Questions Home Builders Ask" and "Building Value Into Your Home." Copies will be forwarded upon request. Please direct your communication to the organization whose name appears upon the front cover of this book.



The organization responsible for the plans appearing in this book; namely, The Architects' Small House Service Bureau, is the only agency of the kind in the United States endorsed by the American Institute of Architects and by the United States Department of Commerce.

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